

Department of Public Safety - Commonwealth of Massachusetts

One Ashburton Place – Boston – MA 02108
Board of Elevator Regulations – Hearings
Minutes – August 28, 2012

PRESENT:

John Caughey, Chair	David Gaudet, Member	Gene Piermattei, Designee, DPS
John O'Donoghue, Member	Kevin McGettigan, Member	John O'Donoghue, Member
Deborah Ho, Program Coordinator, DPS		

ABSENT/EXCUSED

John Otis, Member	Harold McGonagle, Member	Michael Nicoloro, Member
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- I. Meeting is called to order by John Caughey- Chair at 1:00PM introduction of the board members – a quorum is present – Minutes – review minutes for August 7, 2012; motion to accept August 7, 2012 minutes by Kevin McGettigan; seconded by Gene Piermattei – approved 5-3; absent John Otis, Harold McGonagle; Michael Nicoloro – review minutes for August 21, 2012; motion to accept by David Gaudet; seconded by Gene Piermattei – approved 4-1-3; abstained Kevin McGettigan; absent - John Otis, Harold McGonagle; Michael Nicoloro

II. **Saugus Belmonte Middle School – 198 Central St – Saugus**

Michael Fazio, Fletcher Thompson

Jim Dowd, Skanska

The Petitioner is seeking a variance for an installation on 524 CMR Section 2.1.4 (9) requesting that distance for a remove elevator machine room be increased from 10 feet to 18 feet 6 inches due to the lack of space in the immediate area to the elevator shaft – a motion has been put forth by Kevin McGettigan to grant the variance provided a solid conduit used between hoistway and control space

Motioned by: Kevin McGettigan

Seconded by: David Gaudet

Vote: Approved – 5-3

Absent; John Otis, Harold McGonagle; Michael Nicoloro

III. **Christ Church Cambridge – Zero Garden St – Cambridge – New Installation**

Don Birdsall, Lift-U

Varod Galvin, Frank Shirley Architects

Joseph Robinson, Christ Church

Jonathan Austin, Christ Church

The Petitioner is seeking a variance to install a lift and reduce the required guard rail height so that they do not impinge on the congregation's view – the platform size is 36 inches wide by 48 inches deep due to the site constraints of the church – a motion has been put forth by Kevin McGettigan to place the case on hold; applicant to research with the Architectural Access Board and the City of Cambridge Building Department

Motioned by: Kevin McGettigan

Seconded by: David Gaudet

Vote: On Hold – 5-3

Absent; John Otis, Harold McGonagle; Michael Nicoloro

IV. Canton Sports Plex – 5 Carver Circle – Canton – New Installation

Larry Corbeil, Canton Sports Plex

Nea Kidney, Canton Sports Plex

John McCarty, Garaventa

The Petitioner is seeking a variance for an installation on 524 CMR 34.02 to increase the height of a vertical platform lift from 12 feet to 13 feet – a motion has been put forth by John O'Donoghue to grant the variance as requested to increase the rise to 13 feet

Motioned by: Kevin McGettigan

Seconded by: David Gaudet

Vote: Approved – 4-1-3; Opposed Kevin McGettigan

Absent; John Otis, Harold McGonagle; Michael Nicoloro

V. A W Perry – 40 Summer St – Boston

Kerri Gallaway, AW Perry

The Petitioner is seeking a variance on 524 CMR 17.02 (5) provide safe access to governor – question on whether or not if there is any remote access to the governor – a motion had been put forth to place this case on hold for more information – by Kevin McGettigan; upon receiving more information from the elevator mechanic, there is no remote access to the governor; Kevin McGettigan is requesting to amend the motion to deny the variance

Motioned by: Kevin McGettigan

Seconded by: David Gaudet

Vote: Approved – 5-3

Absent; John Otis, Harold McGonagle; Michael Nicoloro

VI. Lowell General Hospital 295 Varnum Ave – Lowell

Robert Maiocco, Stanley Elevator

The Petitioner is seeking a variance from the Board of Elevator Regulations – Lowell General Hospital is utilizing wireless VOIP telecommunications devices throughout the facility for staff, emergency and safety communications; including wireless cardiac monitoring during patient transport in the elevator. Wireless access points need to be deployed in the elevators to ensure adequate signals to support voice and emergency communications – a motion has been put forth by Kevin McGettigan to grant the variance provided a License Elevator Mechanic is present when servicing equipment or elevator car top/hoistway and machine room

Motioned by: Kevin McGettigan

Seconded by: David Gaudet

Vote: Approved – 5-3

Absent; John Otis, Harold McGonagle; Michael Nicoloro

VII. General Electric 1000 Western Ave – Lynn – New Installation

Robert Maiocco, Stanley Elevator

The Petitioner is seeking a variance for a new installation on 524 CMR 2.8.1.1 ASME A17.1 2004; to allow the use of a 8MM hoist ropes for this MRL, 4000 Capacity elevator application – a motion has been put forth by Kevin McGettigan to grant the variance as requested for the 8 MM ropes; Synergy 300R

Motioned by: Kevin McGettigan

Seconded by: David Gaudet

Vote: Approved – 5-3

Absent; John Otis, Harold McGonagle; Michael Nicoloro

VIII. CGI Management – 52 Brattle St Cambridge

Norton Remmer, Management

Mac Freeman, BTA Architects

Peter Wallack, Delta-Beckwith

Exhibit 1 – Photographs (5)

Exhibit 2 – Photographs (6)

The Petitioner is seeking a variance for an installation on 524 CMR Section 2.7.4.1 – Clear headroom – the existing machine room area for the original elevator is located in a space that does not meet the current standards for elevator machine room – existing height varies due to the basement slopes from 6 feet 1/8 inches – a motion has been put forth by Kevin McGettigan to grant the variance as requested

Motioned by: Kevin McGettigan

Seconded by: David Gaudet

Vote: Approved – 5-3

Absent; John Otis, Harold McGonagle; Michael Nicoloro

IX. Kone, Inc. – Clark University 950 Main St – Worcester

Re-scheduled to Tuesday, September 18, 2012

X. On Hold Variances

CVS - #1130 – 6150621 Belmont Ave – Springfield

Based on the Inspector's report – a motion has been put forth by David Gaudet to abate the work orders

Motioned by: David Gaudet

Seconded by: Kevin McGettigan

Vote: Approved to abate the work orders – 5-3

Absent; John Otis, Harold McGonagle; Michael Nicoloro

Willows at Winchester – 7 Conant Rd – Winchester

“On Hold” for more information

Horizon East Condo Trust – 125 Coolidge Ave – Watertown

“On Hold” for more information

The Colonial Theatre – 111 South St - Pittsfield

“On Hold” for more information

Mediate Management – for 200-202 Beacon St – Boston

Based on the Inspector's report – a motion has been put forth by Gene Piermattei to abate the work orders

Motioned by: Gene Piermattei

Seconded by: David Gaudet

Vote: Approved to abate the work orders – 5-3

Absent; John Otis, Harold McGonagle; Michael Nicoloro

RREEF Management for 36 Crosby Drive – Bedford

The Petitioner is seeking a variance from the Inspector's report; requiring the elevator machine room to be enclosed with a fire rated walls – vent to atmosphere and machine room door be self-closing and self-locking – the elevator machine room is caged in a large secure boiler room and can be vented to the outside air on a 24/7 basis – unit installed in 1963

Motioned by: David Gaudet

Seconded by: John O'Donoghue

Vote: Approved – 5-3

Absent; John Otis, Harold McGonagle; Michael Nicoloro

Avanti – Wind Turbine – Kingston

Review of the installation – Paul Keyes and Lenny Chase, Elevator Inspection Supervisors, Department of Public Safety, conducted a inspection site visit – a list of recommendations with changes to the elevator device and its' surroundings

Permitting

Temporary permitting on installations, alteration and modernization
Expiration on permits

Submitted by:

Deborah Ho

September 4, 2012